



HOUSING AUTHORITY
of the City of Long Beach

The Homeless Incentive Program (HIP) is Here



We are very excited to announce the implementation of the Homeless Incentive Program (HIP) in Long Beach. HIP is a part of the Homeless Prevention Initiative, a collaborative effort between multiple County agencies supported by funding from LA County Measure H. HIP offers monetary incentives to owners who are willing to rent their units to homeless families. Incentives include **Holding Fees** to hold a unit while homeless referrals are being vetted by the owner. For example, a holding fee for a one bedroom unit is \$1,284 (this is not a payment standard or rent). The Housing Authority will issue funds to the owner, while the owner is choosing a referred homeless family (you may receive more than one referral). Other

incentives are **Payment of Rental Application Fees** (not to exceed state maximum), **Move-In Assistance** (security deposit, utility deposit, etc.), and **Damage Claims** (not to exceed \$2,000 over the security deposit). For more information, please call Kari Faithful at (562) 570-6033 or email kari.faithful@longbeach.gov.

Introducing Our New Ombudsman/Community Services Liaison



It is with great pleasure that we announce Kari Faithful as the new Ombudsman/Community Services Liaison for the Housing Authority. Kari will oversee the HIP program, serve as a reviewer of owner/tenant/community concerns, work with outside agencies and neighborhood groups, and conduct owner outreach and education. Kari holds a B.A. in Liberal Arts from Cal State Long Beach and has been an employee of the Housing Authority for three years. She can be reached at kari.faithful@longbeach.gov or (562) 570-6033.

Great SEMAP News!



Congratulations to the Housing Authority, who just received a 99% on its final SEMAP score for Fiscal Year 2017. SEMAP is the Section 8 Management Assessment Program, which allows HUD to identify Housing Authority capabilities and/or deficiencies. SEMAP has 14 indicators that correlate to different operational functions within the Housing Authority, such as Waiting List Selection, Rent Reasonableness, Housing Quality Standards (HQS) Enforcement, etc. For a complete list, see https://www.hud.gov/program_of_fices/public_indian_housing/programs/hcv/semap/semap. The Housing Authority earned a total of 143 out of 145 points, which gave it the distinction of being a HIGH performer. Congratulations to our hardworking team on a job well done!



Coming Soon

Stay tuned for our upcoming Owner Outreach event in March (final date TBD). Join us for a dynamic interactive experience with LA County Supervisor Janice Hahn and Long Beach Vice-Mayor Rex Richardson. Taking place at the new Michelle Obama Neighborhood Library, 5870 Atlantic Avenue, Long Beach 90805. Discussion topics include the Homeless Incentive Program, community resources, upcoming events, and partnership opportunities for owners. We look forward to seeing you there! For more information, email kari.faithful@longbeach.gov.

Inspection Tips

Landlords, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

Ceiling: Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.

Door/Cabinets: Missing doors, knobs, locks, stops and loose or missing thresholds must be repaired or replaced. Sliding doors must have guides.

Floors: Torn, damaged, cracked or missing tiles/linoleum must be repaired/replaced. Carpeting should be clean, Torn, damaged or severely worn carpeting must be replaced.

Locks: As required by California law, each entrance door (other than a

sliding door) must be equipped with a single deadbolt lock. Interior doors may only have privacy locks.

Plumbing and Fixtures: Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers.

Carbon Monoxide Detectors: There must be at least one working carbon monoxide detector for each living level.

IMPORTANT NOTICE**TRAINING OPPORTUNITIES****Long Beach Housing Authority – (562) 570-6985**

New Owner Orientation – February 20th at 4pm
RSVP (562) 570-6033

Fair Housing Foundation – (562) 989-1206

Management Certificate Training: Targeted towards property management professionals, this training explains state and federal fair housing laws, discusses state and federally protected classes, advertising guidelines, and how to prevent allegations. Participants receive Certificate upon successfully passing course. February 12, 2018

To RSVP to an event, visit <http://www.fairhousingfoundation.com/10/2017/calendar.html>. These events are held free of cost.

IMPORTANT NUMBERS**Bureau Manager**

Alison King 570-6153

Special Projects Officer

Kieshia Nathaniel 570-6616

Housing Operations Program Officer

Nida Watkins 570-6011

Ombudsman/Community Liaison

Kari Faithful 570-6033

Inspections Coordinator

Saulo Amezquita 570-5301

Occupancy Coordinator

Joi Dailey 570-6365

Intake Coordinator

Mechell Roberts 570-6285

Program Integrity Coordinator

Gerlanda Larry 570-6089

Inspections Scheduler

Sophy Chhoy 570-5303

Rent Reasonableness

Debbi Brown 570-5307

Move Specialist

Xochitl Ortega 570-6409

Ownership Specialist

Sergio Navarro Jr. 570-6897

